

Message Text

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PAGE 01 STATE 269396

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TO AMEMBASSY MOSCOW

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TAGS: ABLD, AFSP, ASEC, ACOM

SUBJECT: KIEV ELEVATORS

REF: (A) MOSCOW 16757 (B) MOSCOW 16479

1. THE FOLLOWING COMMENTS ARE TO ASSIST THE EMBASSY AND ADVANCE PARTY TO KIEV IN DISCUSSIONS WITH THE SOVIETS ON PROPOSED INSTALLATION OF ELEVATORS IN THE STRELITSKAYA AND GORKY BUILDINGS AT KIEV AND TO HELP PREVENT ANY MISUNDERSTANDINGS.

2. THE PROPOSALS TO INSTALL ELEVATORS AT GOVERNMENT EXPENSE IN THE OFFICE WING AND APARTMENT WINGS OF THE STRELITSKAYA BUILDING AND FOR TWO FLOORS IN THE GORKY BUILDING WERE CAREFULLY CONSIDERED BY ALL INTERESTED OFFICES AND AGENCIES IN LIGHT OF THE PROVISIONS OF 6 FAM 751C, 6 FAM 726P AND 6 FAM 721.3F(6).

3. WITH RESPECT TO THE OFFICE WING, NO. 16 STRELITSKAYA, THE DEPARTMENT HAS APPROVED THE PURCHASE AND INSTALLATION OF AN UNDERSLUNG FLHOR-OTIS ELEVATOR AT US GOVERNMENT
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PAGE 02 STATE 269396

EXPENSE ON THE BASIS OF ESSENTIAL OFFICIAL OFFICE REQUIRE-

MENTS INVOLVING HEAVY LOADS TO THE TOP FLOOR. THE FLOOR-PLANS PREPARED FOR THIS WING ALREADY INCLUDE PROVISION FOR

AN ELEVATOR SHAFT. THE EMBASSY SHOULD INITIATE NEGOTIATIONS WITH FLHOR-OTIS BERLIN TO CONSTRUCT AND INSTALL THIS ELEVATOR. SUBMIT THEIR PROPOSAL FOR CONSIDERATION.

4. WITH RESPECT TO THE RESIDENTIAL WINGS, NOS. 12 AND 14 STRELITSKAYA AND THE TWO RESIDENTIAL FLOORS IN THE GORKY BUILDING, ELEVATORS CAN BE INCLUDED IN 14 STRELITSKAYA AND THE GORKY BUILDING IF THEY ARE PROVIDED AND INSTALLED BY THE SOVIETS AT THEIR EXPENSE WITH COSTS AMORTIZED IN THE RENT, PROVIDED THE TOTAL RENT DOES NOT EXCEED RENTS OTHERWISE CHARGEABLE FOR COMPARABLE FACILITIES SERVICED BY ELEVATORS. ELEVATORS CANNOT BE APPROVED FOR THOSE RESIDENTIAL PROPERTIES IF COSTS FOR PURCHASE AND INSTALLATION ARE FUNDED DIRECTLY BY THIS GOVERNMENT OR ARE TO BE AMORTIZED WITH PREMIUM RENT PAYMENTS OVER AMOUNTS OTHERWISE PAYABLE FOR COMPARABLE FACILITIES SERVICED BY ELEVATORS. THE FLOORPLANS FOR THE GORKY BUILDING APARTMENTS ALREADY INCLUDE PROVISION FOR AN ELEVATOR SHAFT. THE FLOORPLANS FOR 12 AND 14 STRELITSKAYA ARE BEING REVISED TO INCLUDE AN ELEVATOR SHAFT ONLY IN NO. 14 BUT NOT IN NO. 12.

5. IN THE EVENT THE LEASES FOR THE BUILDINGS ARE NOT TO BE EXECUTED UNTIL AFTER AGREEMENT IS REACHED ON THE "PROTOCOL" COVERING THE WORK TO BE DONE IN THE REMODELING, THE EMBASSY AND ADVANCE PARTY SHOULD INSURE THAT ANY PROVISION FOR ELEVATORS IN 14 STRELITSKAYA AND THE GORKY BUILDING MUST BE BASED ON THE SOVIETS PROVIDING AND INSTALLING THEM AND THEIR EXPENSE AS OUTLINED IN PARAGRAPH 4 ABOVE. SUBMIT THE DETAILS OF THE "PROTOCOLS" FOR REVIEW AND APPROVAL BY THE DEPARTMENT.

6. ALSO SUBMIT DRAFT LEASE TERMS AND CONDITIONS FOR THE BUILDINGS FOR REVIEW AND APPROVAL. KISSINGER

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